HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Regina CMA

Date Released: Second Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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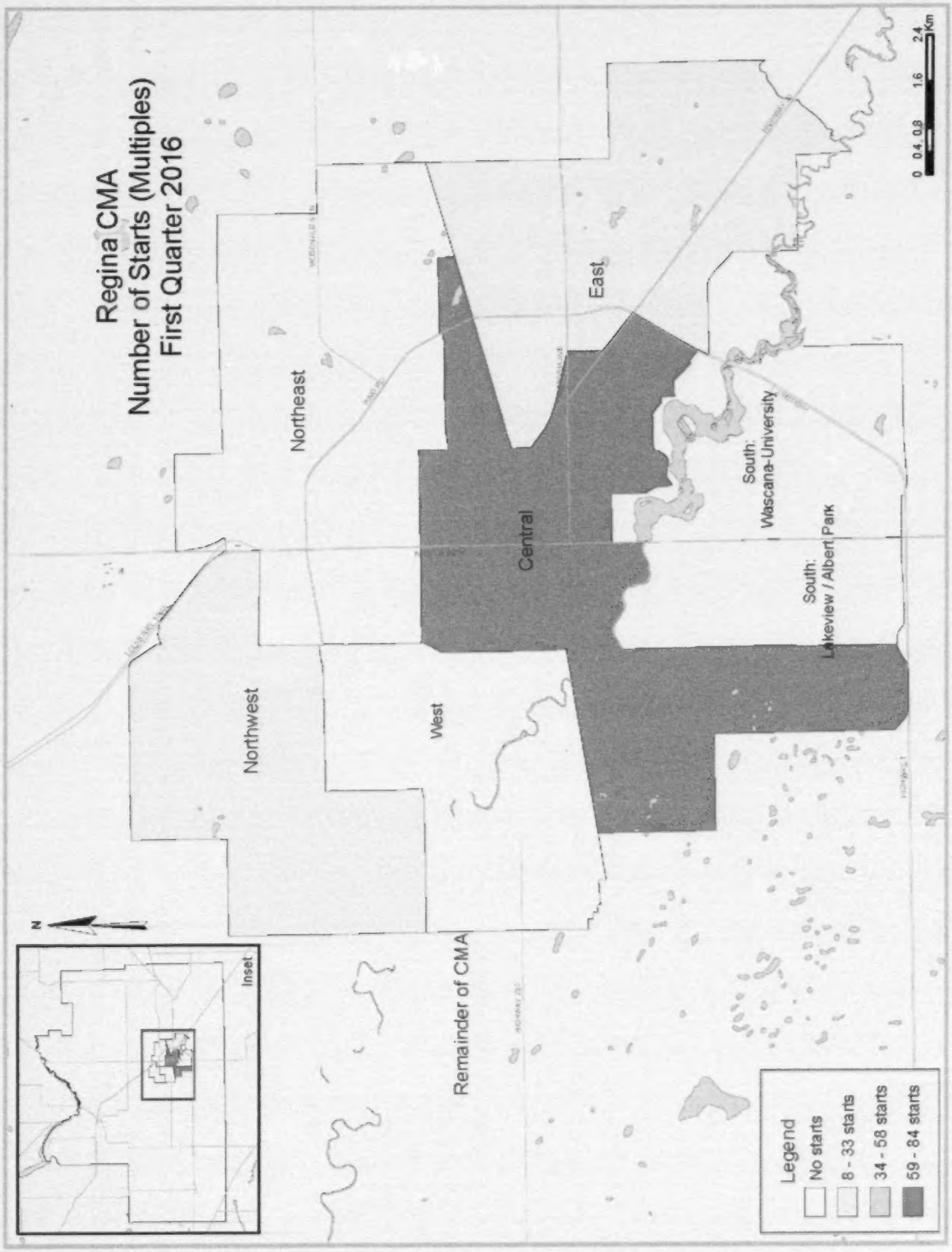
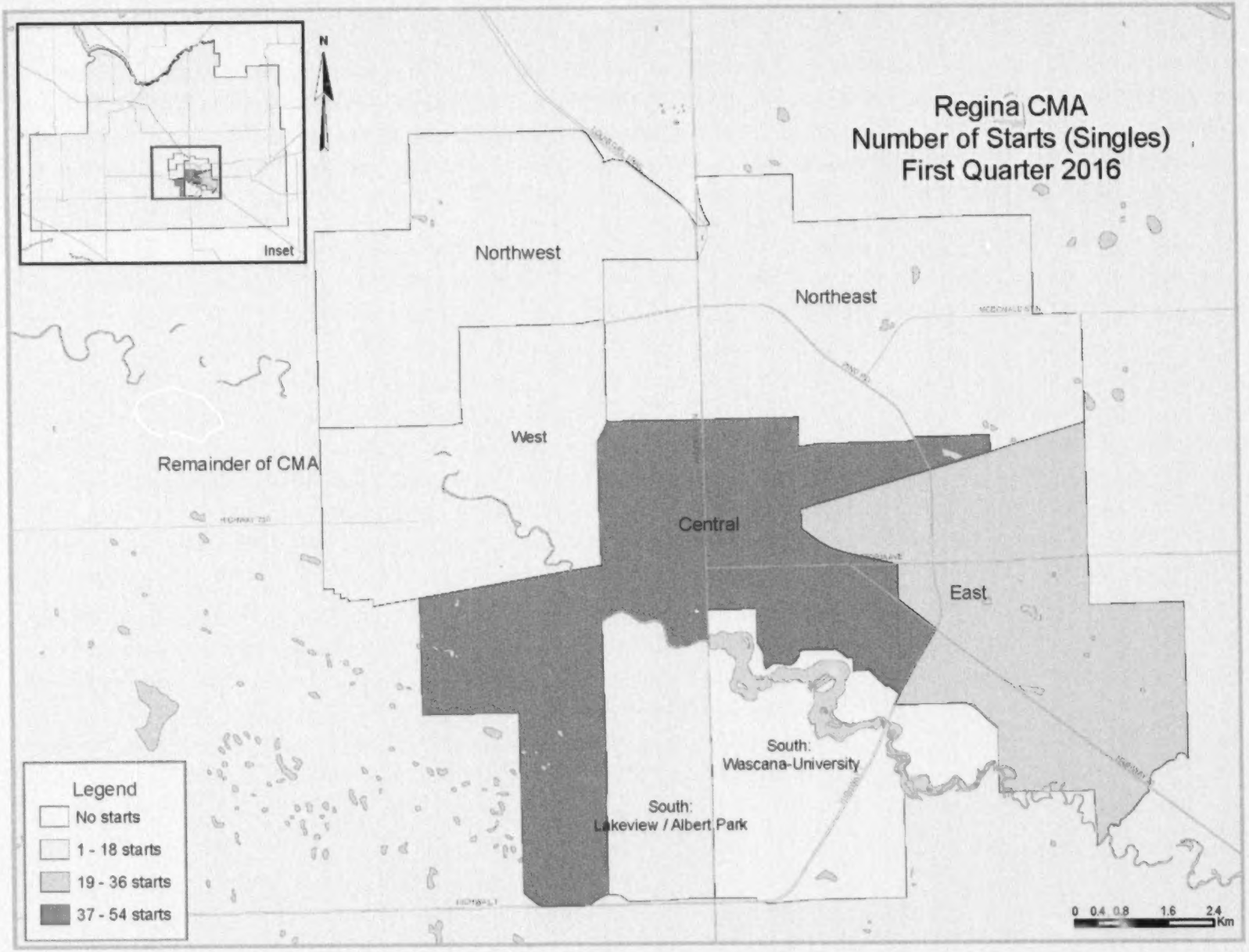
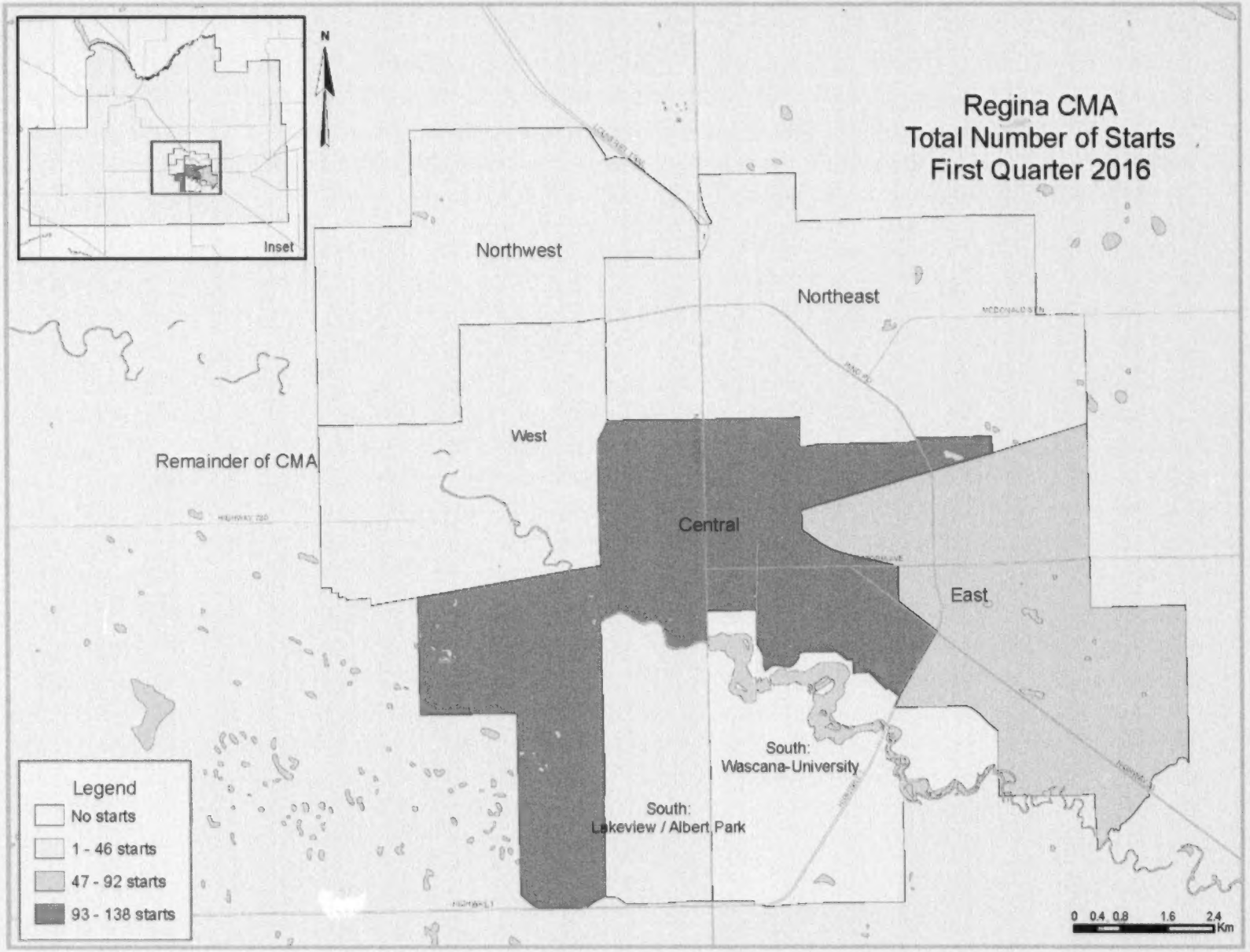
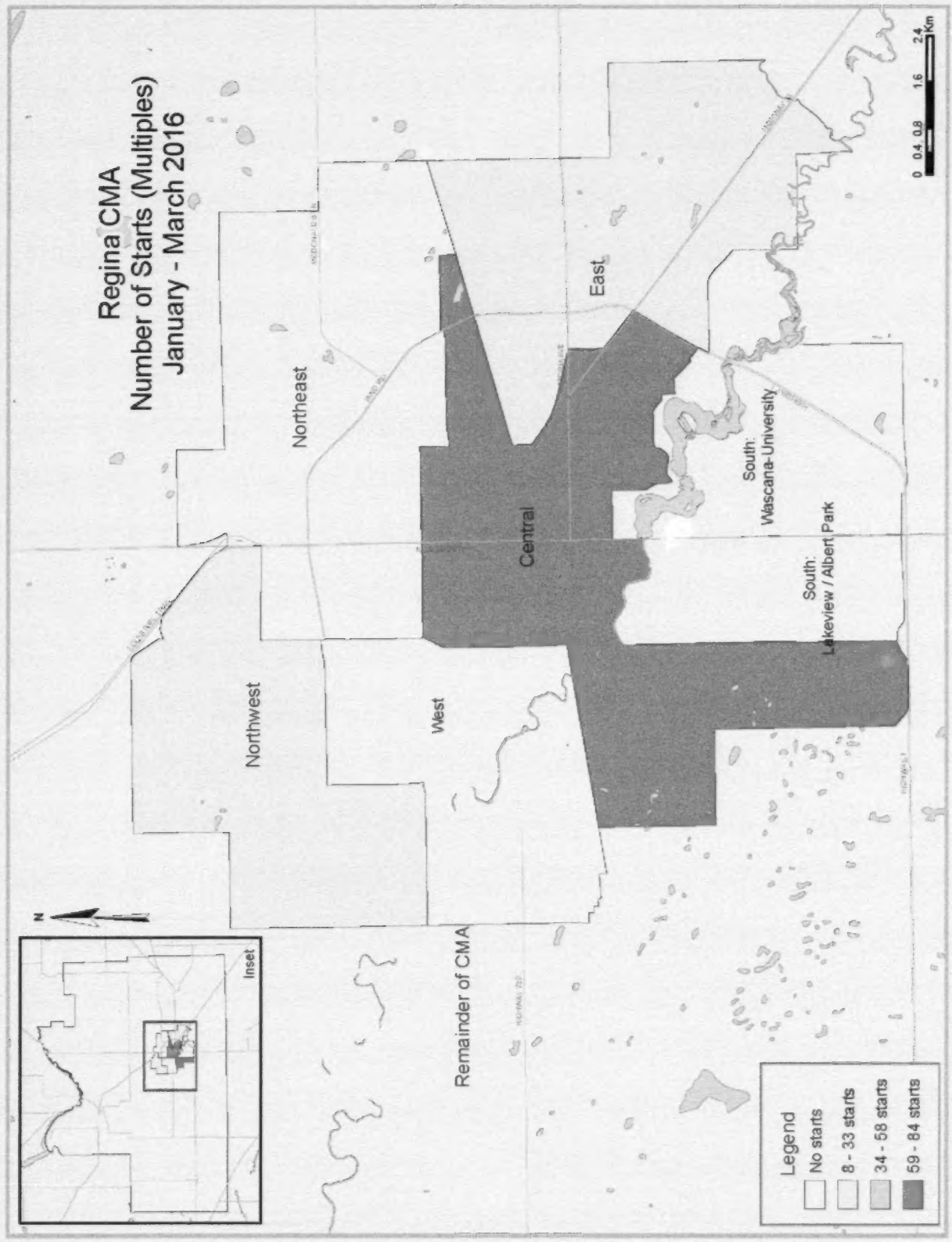
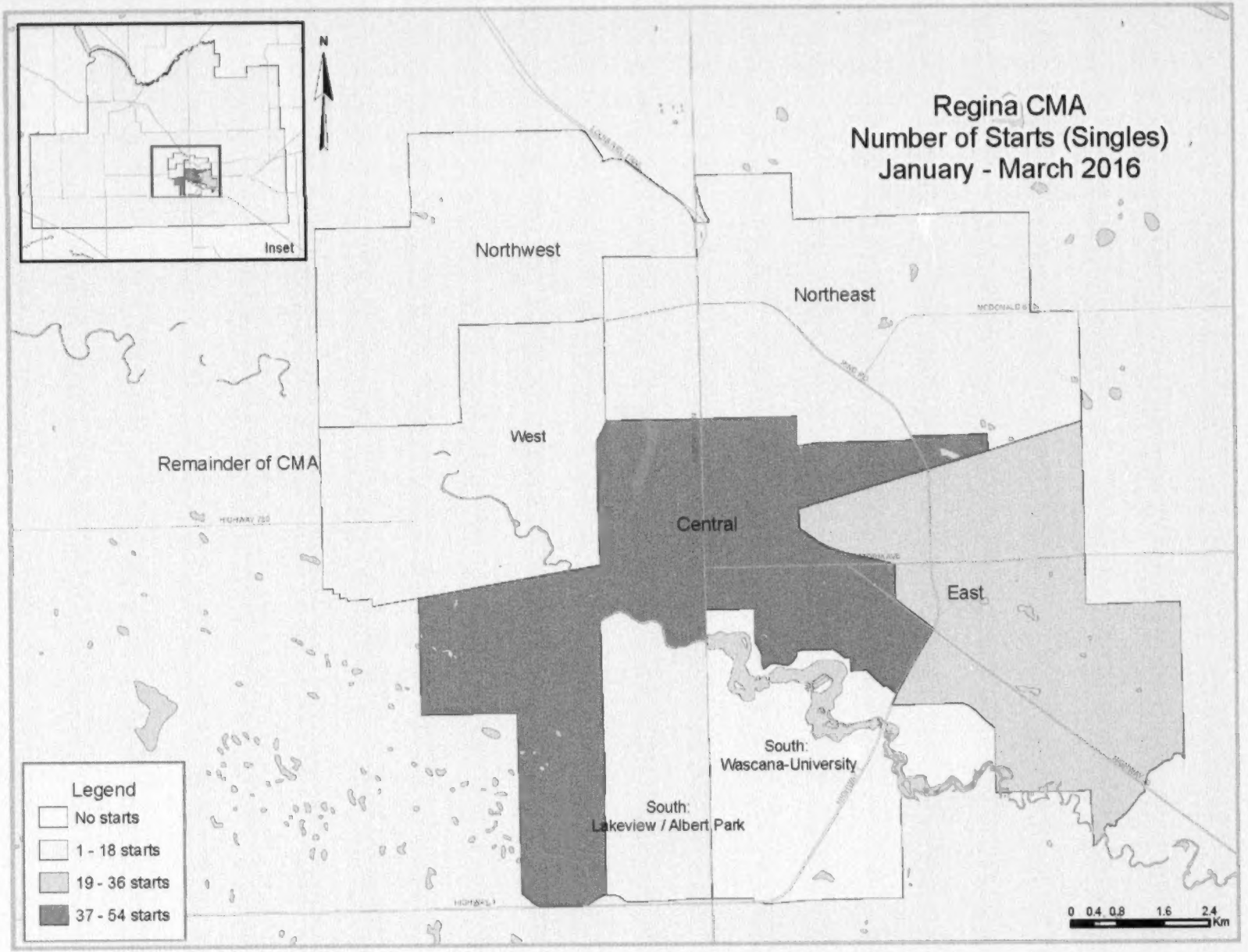

Regina CMA
Number of Starts (Multiples)
First Quarter 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
N
Inset
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
8 - 33 starts
34 - 58 starts
59 - 84 starts


Regina CMA
Number of Starts (Singles)
First Quarter 2016
Inset
N
Northwest
Northeast
West
Central
East
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
1 - 18 starts
19 - 36 starts
37 - 54 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
First Quarter 2016
Inset
N
Northwest
Northeast
West
Central
East
Remainder of CMA
South:
Wascana-University
South:
Lakeview / Albert Park
Legend
No starts
1 - 46 starts
47 - 92 starts
93 - 138 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Number of Starts (Multiples)
January - March 2016
Northeast
East
Central
South:
Wascana-University
South:
Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
8 - 33 starts
34 - 58 starts
59 - 84 starts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Inset
N
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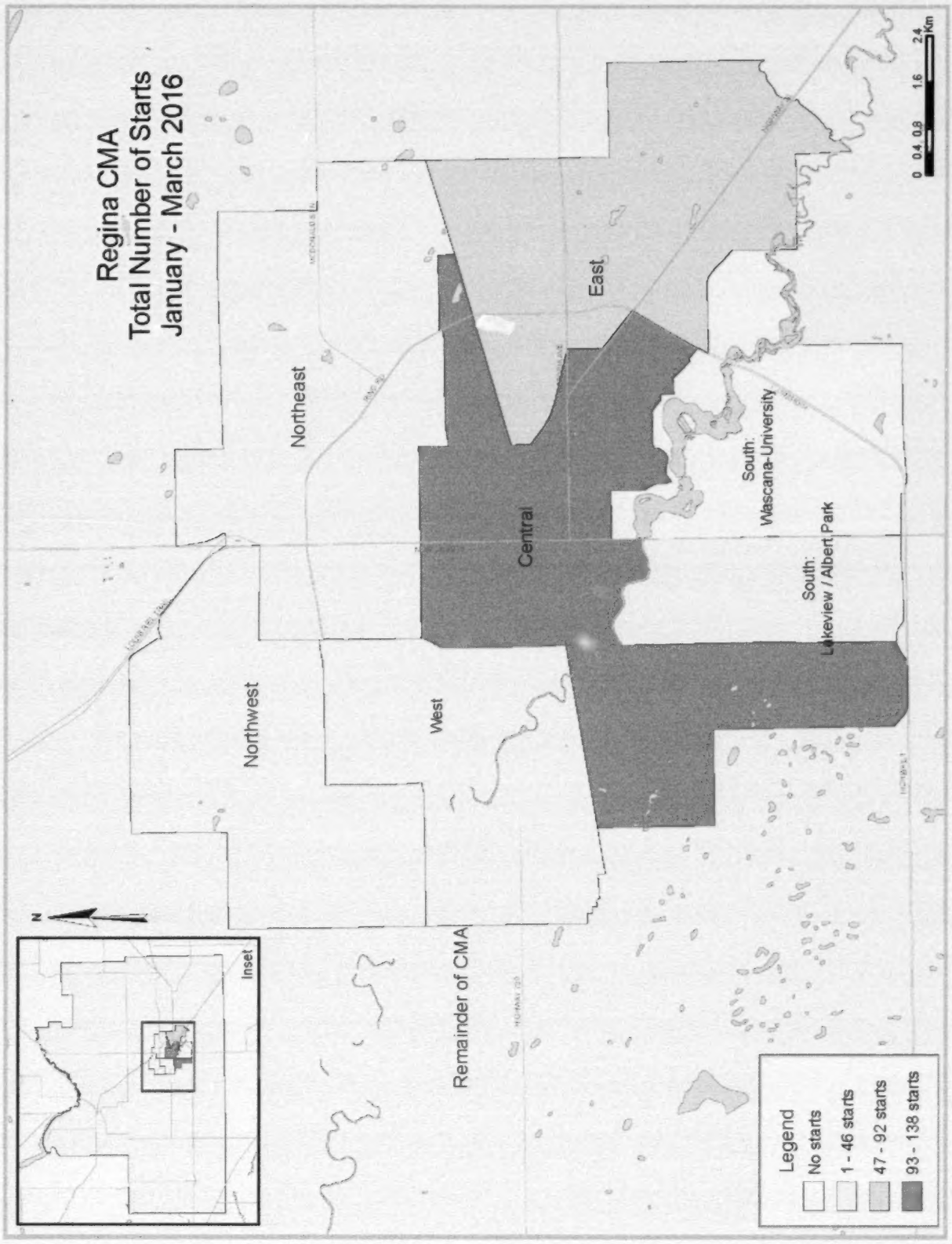
Legend
No starts
1 - 18 starts
19 - 36 starts
37 - 54 starts
0 0.4 0.8 1.6 2.4
Km


Regina CMA
Total Number of Starts
January - March 2016
Northeast
East
Central
South: Wascana-University
South: Lakeview / Albert Park
Northwest
West
Remainder of CMA
N
Inset
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
1 - 46 starts
47 - 92 starts
93 - 138 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Regina CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	707	513	542	790	692	549	585	627
Multiples	1,516	1,084	336	720	312	762	696	664
Total	2,223	1,597	878	1,510	1,004	1,311	1,281	1,291
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	575	726	81	121	49.4%	81	121	49.4%
Multiples	872	456	183	114	-37.7%	183	114	-37.7%
Total	1,447	1,182	264	235	-11.0%	264	235	-11.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Regina CMA
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	120	32	10	1	8	36	0	28	235
Q1 2015	77	18	2	0	4	45	8	110	264
% Change	55.8	77.8	**	n/a	100.0	-20.0	-100.0	-74.5	-11.0
Year-to-date 2016	120	32	10	1	8	36	0	28	235
Year-to-date 2015	77	18	2	0	4	45	8	110	264
% Change	55.8	77.8	**	n/a	100.0	-20.0	-100.0	-74.5	-11.0
UNDER CONSTRUCTION									
Q1 2016	483	60	20	2	86	148	9	554	1,362
Q1 2015	621	86	74	2	149	514	36	730	2,212
% Change	-22.2	-30.2	-73.0	0.0	-42.3	-71.2	-75.0	-24.1	-38.4
COMPLETIONS									
Q1 2016	116	10	16	0	20	84	1	189	436
Q1 2015	177	12	11	0	54	114	12	103	483
% Change	-34.5	-16.7	45.5	n/a	-63.0	-26.3	-91.7	83.5	-9.7
Year-to-date 2016	116	10	16	0	20	84	1	189	436
Year-to-date 2015	177	12	11	0	54	114	12	103	483
% Change	-34.5	-16.7	45.5	n/a	-63.0	-26.3	-91.7	83.5	-9.7
COMPLETED & NOT ABSORBED									
Q1 2016	117	26	22	2	58	267	n/a	n/a	492
Q1 2015	138	17	8	2	81	195	n/a	n/a	441
% Change	-15.2	52.9	175.0	0.0	-28.4	36.9	n/a	n/a	11.6
ABSORBED									
Q1 2016	135	21	27	0	29	91	n/a	n/a	303
Q1 2015	197	25	11	0	57	110	n/a	n/a	400
% Change	-31.5	-16.0	145.5	n/a	-49.1	-17.3	n/a	n/a	-24.3
Year-to-date 2016	135	21	27	0	29	91	n/a	n/a	303
Year-to-date 2015	197	25	11	0	57	110	n/a	n/a	400
% Change	-31.5	-16.0	145.5	n/a	-49.1	-17.3	n/a	n/a	-24.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q1 2016	54	10	6	0	8	36	0	24	138
Q1 2015	28	4	2	0	0	10	5	46	95
South: Lakeview / Albert Park									
Q1 2016	3	0	0	0	0	0	0	0	3
Q1 2015	3	0	0	0	0	0	0	0	3
South: Wascana-Univerity									
Q1 2016	0	0	0	0	0	0	0	0	0
Q1 2015	0	0	0	0	0	0	0	0	0
East									
Q1 2016	24	18	4	1	0	0	0	0	47
Q1 2015	13	10	0	0	4	35	0	64	126
West									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	0	0	0	0	0	0	0	0	0
Northeast									
Q1 2016	4	0	0	0	0	0	0	0	4
Q1 2015	2	0	0	0	0	0	3	0	5
Northwest									
Q1 2016	12	4	0	0	0	0	0	0	16
Q1 2015	16	4	0	0	0	0	0	0	20
Remainder of the CMA									
Q1 2016	17	0	0	0	0	0	0	0	17
Q1 2015	7	0	0	0	0	0	0	0	7
Regina CMA									
Q1 2016	120	32	10	1	8	36	0	28	235
Q1 2015	77	18	2	0	4	45	8	110	264

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q1 2016	123	10	16	0	34	99	7	532	821
Q1 2015	195	20	66	0	52	162	27	128	650
South: Lakeview / Albert Park									
Q1 2016	12	0	0	0	0	0	0	0	12
Q1 2015	13	0	0	0	0	0	0	2	15
South: Wascana-Univerity									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	3	0	0	0	0	0	0	0	3
East									
Q1 2016	89	40	4	2	17	49	0	0	201
Q1 2015	122	26	0	2	31	352	0	393	926
West									
Q1 2016	1	0	0	0	0	0	2	2	5
Q1 2015	1	2	6	0	0	0	0	99	108
Northeast									
Q1 2016	7	0	0	0	9	0	0	10	26
Q1 2015	3	0	2	0	22	0	9	42	78
Northwest									
Q1 2016	51	10	0	0	0	0	0	2	63
Q1 2015	69	32	0	0	28	0	0	64	193
Remainder of the CMA									
Q1 2016	180	0	0	0	26	0	0	0	206
Q1 2015	169	6	0	0	16	0	0	0	191
Regina CMA									
Q1 2016	483	60	20	2	86	148	9	554	1,362
Q1 2015	621	86	74	2	149	514	36	730	2,212

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q1 2016	40	0	4	0	0	36	1	74	155
Q1 2015	53	4	8	0	13	114	10	0	202
South: Lakeview / Albert Park									
Q1 2016	3	0	0	0	0	0	0	2	5
Q1 2015	2	0	0	0	0	0	0	0	2
South: Wascana-Univerity									
Q1 2016	3	0	0	0	0	0	0	0	3
Q1 2015	0	0	0	0	0	0	0	0	0
East									
Q1 2016	16	8	12	0	12	48	0	0	96
Q1 2015	25	2	0	0	27	0	0	103	157
West									
Q1 2016	1	0	0	0	0	0	0	0	1
Q1 2015	0	0	3	0	0	0	0	0	3
Northeast									
Q1 2016	1	0	0	0	0	0	0	30	31
Q1 2015	0	0	0	0	6	0	2	0	8
Northwest									
Q1 2016	20	0	0	0	0	0	0	79	99
Q1 2015	40	6	0	0	8	0	0	0	54
Remainder of the CMA									
Q1 2016	30	2	0	0	8	0	0	0	40
Q1 2015	45	0	0	0	0	0	0	0	45
Regina CMA									
Q1 2016	116	10	16	0	20	84	1	189	436
Q1 2015	177	12	11	0	54	114	12	103	483

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q1 2016	48	7	17	0	21	140	n/a	n/a	233
Q1 2015	58	6	8	0	34	103	n/a	n/a	209
South: Lakeview / Albert Park									
Q1 2016	3	0	0	0	0	0	n/a	n/a	3
Q1 2015	0	0	0	0	0	0	n/a	n/a	0
South: Wascana-Univerity									
Q1 2016	3	0	0	0	0	0	n/a	n/a	3
Q1 2015	0	0	0	0	0	4	n/a	n/a	4
East									
Q1 2016	30	9	5	1	13	115	n/a	n/a	173
Q1 2015	34	4	0	1	14	69	n/a	n/a	122
West									
Q1 2016	0	0	0	0	1	0	n/a	n/a	1
Q1 2015	0	0	0	0	9	0	n/a	n/a	9
Northeast									
Q1 2016	3	2	0	0	0	0	n/a	n/a	5
Q1 2015	0	0	0	0	4	0	n/a	n/a	4
Northwest									
Q1 2016	15	8	0	1	20	12	n/a	n/a	56
Q1 2015	23	7	0	1	17	19	n/a	n/a	67
Remainder of the CMA									
Q1 2016	5	0	0	0	3	0	n/a	n/a	8
Q1 2015	13	0	0	0	3	0	n/a	n/a	16
Regina CMA									
Q1 2016	117	26	22	2	58	267	n/a	n/a	492
Q1 2015	138	17	8	2	81	195	n/a	n/a	441

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q1 2016	48	2	12	0	6	41	n/a	n/a	109
Q1 2015	64	16	11	0	17	92	n/a	n/a	200
South: Lakeview / Albert Park									
Q1 2016	1	0	0	0	0	0	n/a	n/a	1
Q1 2015	2	0	0	0	0	0	n/a	n/a	2
South: Wascana-Univerity									
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Q1 2015	0	0	0	0	0	0	n/a	n/a	0
East									
Q1 2016	22	11	15	0	11	44	n/a	n/a	103
Q1 2015	30	3	0	0	23	9	n/a	n/a	65
West									
Q1 2016	1	1	0	0	2	0	n/a	n/a	4
Q1 2015	1	0	0	0	0	0	n/a	n/a	1
Northeast									
Q1 2016	1	0	0	0	2	0	n/a	n/a	3
Q1 2015	0	0	0	0	2	0	n/a	n/a	2
Northwest									
Q1 2016	21	5	0	0	0	6	n/a	n/a	32
Q1 2015	45	6	0	0	15	9	n/a	n/a	75
Remainder of the CMA									
Q1 2016	40	2	0	0	8	0	n/a	n/a	50
Q1 2015	45	0	0	0	0	0	n/a	n/a	45
Regina CMA									
Q1 2016	135	21	27	0	29	91	n/a	n/a	303
Q1 2015	197	25	11	0	57	110	n/a	n/a	400

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Regina CMA 2006 - 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	508	74	40	1	123	135	16	700	1,597
% Change	-27.5	-46.4	-64.6	-50.0	-37.6	-17.2	-50.0	-20.2	-28.2
2014	701	138	113	2	197	163	32	877	2,223
% Change	-43.7	43.8	**	n/a	-49.7	-73.6	14.3	19.2	-28.8
2013	1,246	96	7	0	392	617	28	736	3,122
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Central	54	31	14	6	8	0	62	58	138	95	45.3
South: Lakeview / Albert Park	3	3	0	0	0	0	0	0	3	3	0.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	25	13	18	10	4	4	0	99	47	126	-62.7
West	1	0	0	0	0	0	0	0	1	0	n/a
Northeast	4	3	0	2	0	0	0	0	4	5	-20.0
Northwest	12	16	4	4	0	0	0	0	16	20	-20.0
Remainder of the CMA	17	7	0	0	0	0	0	0	17	7	142.9
Regina CMA	121	81	36	22	12	4	66	157	235	264	-11.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	54	31	14	6	8	0	62	58	138	95	45.3
South: Lakeview / Albert Park	3	3	0	0	0	0	0	0	3	3	0.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	25	13	18	10	4	4	0	99	47	126	-62.7
West	1	0	0	0	0	0	0	0	1	0	n/a
Northeast	4	3	0	2	0	0	0	0	4	5	-20.0
Northwest	12	16	4	4	0	0	0	0	16	20	-20.0
Remainder of the CMA	17	7	0	0	0	0	0	0	17	7	142.9
Regina CMA	121	81	36	22	12	4	66	157	235	264	-11.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Central	8	0	0	0	38	12	24	46
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	4	4	0	0	0	35	0	64
West	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	12	4	0	0	38	47	28	110

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	8	0	0	0	38	12	24	46
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	4	4	0	0	0	35	0	64
West	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	12	4	0	0	38	47	28	110

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Central	70	34	44	10	24	51	138	95
South: Lakeview / Albert Park	3	3	0	0	0	0	3	3
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	46	23	1	39	0	64	47	126
West	1	0	0	0	0	0	1	0
Northeast	4	2	0	0	0	3	4	5
Northwest	16	20	0	0	0	0	16	20
Remainder of the CMA	17	7	0	0	0	0	17	7
Regina CMA	162	97	45	49	28	118	235	264

Table 2.5: Starts by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	70	34	44	10	24	51	138	95
South: Lakeview / Albert Park	3	3	0	0	0	0	3	3
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	46	23	1	39	0	64	47	126
West	1	0	0	0	0	0	1	0
Northeast	4	2	0	0	0	3	4	5
Northwest	16	20	0	0	0	0	16	20
Remainder of the CMA	17	7	0	0	0	0	17	7
Regina CMA	162	97	45	49	28	118	235	264

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Central	41	53	0	14	0	21	114	114	155	202	-23.3
South: Lakeview / Albert Park	3	2	0	0	0	0	2	0	5	2	150.0
South: Wascana-Univerity	3	0	0	0	0	0	0	0	3	0	n/a
East	16	25	8	4	22	25	50	103	96	157	-38.9
West	1	0	0	0	0	3	0	0	1	3	-66.7
Northeast	1	0	0	2	0	6	30	0	31	8	**
Northwest	20	40	0	6	0	8	79	0	99	54	83.3
Remainder of the CMA	30	45	6	0	4	0	0	0	40	45	-11.1
Regina CMA	117	177	14	26	26	63	279	217	436	483	-9.7

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	41	53	0	14	0	21	114	114	155	202	-23.3
South: Lakeview / Albert Park	3	2	0	0	0	0	2	0	5	2	150.0
South: Wascana-Univerity	3	0	0	0	0	0	0	0	3	0	n/a
East	16	25	8	4	22	25	50	103	96	157	-38.9
West	1	0	0	0	0	3	0	0	1	3	-66.7
Northeast	1	0	0	2	0	6	30	0	31	8	**
Northwest	20	40	0	6	0	8	79	0	99	54	83.3
Remainder of the CMA	30	45	6	0	4	0	0	0	40	45	-11.1
Regina CMA	117	177	14	26	26	63	279	217	436	483	-9.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Central	0	21	0	0	40	114	74	0
South: Lakeview / Albert Park	0	0	0	0	0	0	2	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	22	25	0	0	50	0	0	103
West	0	3	0	0	0	0	0	0
Northeast	0	6	0	0	0	0	30	0
Northwest	0	8	0	0	0	0	79	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Regina CMA	26	63	0	0	90	114	189	103

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	0	21	0	0	40	114	74	0
South: Lakeview / Albert Park	0	0	0	0	0	0	2	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	22	25	0	0	50	0	0	103
West	0	3	0	0	0	0	0	0
Northeast	0	6	0	0	0	0	30	0
Northwest	0	8	0	0	0	0	79	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Regina CMA	26	63	0	0	90	114	189	103

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Central	44	65	36	127	75	10	155	202
South: Lakeview / Albert Park	3	2	0	0	2	0	5	2
South: Wascana-Univerity	3	0	0	0	0	0	3	0
East	36	27	60	27	0	103	96	157
West	1	3	0	0	0	0	1	3
Northeast	1	0	0	6	30	2	31	8
Northwest	20	46	0	8	79	0	99	54
Remainder of the CMA	32	45	8	0	0	0	40	45
Regina CMA	142	200	104	168	190	115	436	483

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	44	65	36	127	75	10	155	202
South: Lakeview / Albert Park	3	2	0	0	2	0	5	2
South: Wascana-Univerity	3	0	0	0	0	0	3	0
East	36	27	60	27	0	103	96	157
West	1	3	0	0	0	0	1	3
Northeast	1	0	0	6	30	2	31	8
Northwest	20	46	0	8	79	0	99	54
Remainder of the CMA	32	45	8	0	0	0	40	45
Regina CMA	142	200	104	168	190	115	436	483

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q1 2016	4	8.9	11	24.4	12	26.7	12	26.7	6	13.3	45	432,500	426,944
Q1 2015	4	6.5	14	22.6	17	27.4	12	19.4	15	24.2	62	440,000	499,236
Year-to-date 2016	4	8.9	11	24.4	12	26.7	12	26.7	6	13.3	45	432,500	426,944
Year-to-date 2015	4	6.5	14	22.6	17	27.4	12	19.4	15	24.2	62	440,000	499,236
South: Lakeview / Albert Park													
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q1 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
South: Wascana-University													
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
East													
Q1 2016	0	0.0	0	0.0	4	18.2	4	18.2	14	63.6	22	-	492,175
Q1 2015	0	0.0	0	0.0	6	20.0	3	10.0	21	70.0	30	-	-
Year-to-date 2016	0	0.0	0	0.0	4	18.2	4	18.2	14	63.6	22	-	492,175
Year-to-date 2015	0	0.0	0	0.0	6	20.0	3	10.0	21	70.0	30	-	-
West													
Q1 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q1 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Northeast													
Q1 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q1 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Northwest													
Q1 2016	0	0.0	9	42.9	7	33.3	1	4.8	4	19.0	21	405,000	436,125
Q1 2015	1	2.2	19	42.2	11	24.4	7	15.6	7	15.6	45	420,000	452,543
Year-to-date 2016	0	0.0	9	42.9	7	33.3	1	4.8	4	19.0	21	405,000	436,125
Year-to-date 2015	1	2.2	19	42.2	11	24.4	7	15.6	7	15.6	45	420,000	452,543
Remainder of the CMA													
Q1 2016	9	23.1	4	10.3	5	12.8	7	17.9	14	35.9	39	-	535,790
Q1 2015	9	23.7	4	10.5	6	15.8	4	10.5	15	39.5	38	-	419,986
Year-to-date 2016	9	23.1	4	10.3	5	12.8	7	17.9	14	35.9	39	-	535,790
Year-to-date 2015	9	23.7	4	10.5	6	15.8	4	10.5	15	39.5	38	-	419,986
Regina CMA													
Q1 2016	14	10.7	25	19.1	28	21.4	24	18.3	40	30.5	131	450,000	482,316
Q1 2015	14	7.4	37	19.7	42	22.3	29	15.4	66	35.1	188	450,000	505,815
Year-to-date 2016	14	10.7	25	19.1	28	21.4	24	18.3	40	30.5	131	450,000	482,316
Year-to-date 2015	14	7.4	37	19.7	42	22.3	29	15.4	66	35.1	188	450,000	505,815

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Central	426,944	499,236	-14.5	426,944	499,236	-14.5
South: Lakeview / Albert Park	-	-	n/a	-	-	n/a
South: Wascana-Univerity	-	-	n/a	-	-	n/a
East	492,175	-	n/a	492,175	-	n/a
West	-	-	n/a	-	-	n/a
Northeast	-	-	n/a	-	-	n/a
Northwest	436,125	452,543	-3.6	436,125	452,543	-3.6
Remainder of the CMA	535,790	419,986	27.6	535,790	419,986	27.6
Regina CMA	482,316	505,815	-4.6	482,316	505,815	-4.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Regina
First Quarter 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	163	-6.9	307	540	682	45.0	294,488	-12.1	302,014
	February	203	-5.1	298	590	681	43.8	303,355	0.6	309,176
	March	274	0.4	287	807	707	40.6	300,148	-8.7	300,627
	April	326	-17.0	266	865	658	40.4	335,534	5.8	323,694
	May	331	-21.4	267	874	655	40.8	320,393	0.9	311,027
	June	433	20.9	301	830	644	46.7	315,904	2.6	311,968
	July	351	-10.5	286	721	596	48.0	309,696	-5.3	306,617
	August	330	-5.2	287	616	611	47.0	311,318	5.8	310,670
	September	317	-17.9	286	678	635	45.0	303,025	-3.7	304,953
	October	279	-12.3	284	514	615	46.2	316,025	-4.6	313,054
	November	242	-2.0	285	468	692	41.2	309,240	3.7	316,490
	December	177	-11.9	272	298	625	43.5	280,209	-7.5	289,046
2016	January	145	-11.0	294	478	631	46.6	309,154	5.0	317,283
	February	210	3.4	282	611	655	43.1	308,946	1.8	314,227
	March	302	10.2	297	686	621	47.8	307,609	2.5	312,189
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	640	-3.3		1,937			299,724	-6.8	
	Q1 2016	657	2.7		1,775			308,377	2.9	
	YTD 2015	640	-3.3		1,937			299,725	-6.8	
	YTD 2016	657	2.7		1,775			308,377	2.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators First Quarter 2016										
		Interest Rates			NHPI, Total, Regina CMA 2007=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	159.6	128.9	137.7	4.1	73.2	1,015
	February	567	2.89	4.74	159.1	130.1	137.5	4.6	73.3	1,023
	March	567	2.89	4.74	158.9	131.4	138.0	4.8	73.6	1,038
	April	561	2.89	4.64	156.9	131.4	137.8	4.6	73.3	1,040
	May	561	2.89	4.64	157.2	131.9	137.9	4.4	73.1	1,045
	June	561	2.89	4.64	157.2	132.4	137.9	4.2	72.7	1,035
	July	561	2.89	4.64	157.2	132.2	137.9	4.2	72.7	1,023
	August	561	2.89	4.64	156.9	132.4	136.9	4.2	72.0	1,015
	September	561	2.89	4.64	157.2	131.7	136.8	4.4	71.9	1,015
	October	561	2.89	4.64	157.1	132.4	137.6	4.1	72.0	1,010
	November	561	3.14	4.64	157.0	132.4	138.7	4.0	72.4	1,009
	December	561	3.14	4.64	157.7	131.3	139.5	4.2	72.9	1,019
2016	January	561	3.14	4.64	158.0	131.5	140	4.3	73.1	1,040
	February	561	3.14	4.64	158.0	131.6	138.4	4.6	72.5	1,058
	March	561	3.14	4.64		132.9	138.0	5.0	72.4	1,057
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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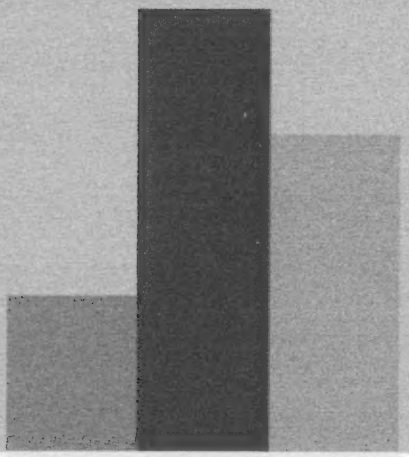

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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